

Avery Postal Group
17905 SE 16th Street, Suite A
Vancouver, Washington 98683
(425) 985-0255
(425) 224-1615 Fax

POST OFFICE FACT SHEET

Mount Judea Main Post Office
1 South Main Street
Newton County
Mount Judea, Arkansas 72655

CURRENT LEASE

FROM: 5/1/21 TO: 4/30/26

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 21-26	<u>5</u>	YEARS AT:	<u>\$6,000.00</u>	PER ANNUM:	<u>None</u>
OPTION 26-31	<u>5</u>	YEARS AT:	<u>6,300.00</u>	PER ANNUM:	<u> </u>
OPTION: 31-36	<u>5</u>	YEARS AT:	<u>6,615.00</u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>

NET INTERIOR SQ. FT: 750 LOTSIZE: 21,780
YEAR OCCUPIED: 1991

FINANCING:

COMPANY: Call A.P.G.
FROM: TO:
AMOUNT BORROWED: INTEREST RATE:
CURRENT BALANCE: AS OF:
MONTHLY PAYMENT: ASSUMABLE?

APPROXIMATE MAINTENANCE COST PER YEAR: USPS Maintenance Rider: \$187.50
suggested reserve.

INSURANCE PREMIUM PER YEAR: 2024-2025 AUSPL Insurance Quote: \$563.38

PROPERTY TAXES:

NO TAX CLAUSE: ZERO TAX CLAUSE: REIMBURSEMENT PAID: XX
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: 0
ROOF CONDITION: Good ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED: 2011
 Pitched-
ROOF TYPE: metal EXTERIOR: Brick

PURCHASE PRICE: \$66,500.00 -7.89% Cap Rate

PO# (870) 434-5322. Open 8-12 M-F. Sat. 9-10:30. New A/C
unit 2022. Zip Code Population: 463. NOI: \$5,249.12.

The information herein has been obtained from sources believed to be reliable. While Avery Postal Group does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Rectangular Sign

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Mount Judea, Arkansas Post Office

Google



Mount Judea, AR

Bentonville

Berryville

Bull Shoals

Mountain Home

Springdale

412

Harrison

62

Fayetteville

Mountain

49

71

65

Clinton

Mulberry

64

Ozark

Clarksville

Heber

Charleston

Russellville

Greenbrier

Booneville

Morrilton

Conway

64

Danville

Waldron

Sherwood

Ouachita Ouachita

Acti
Go to